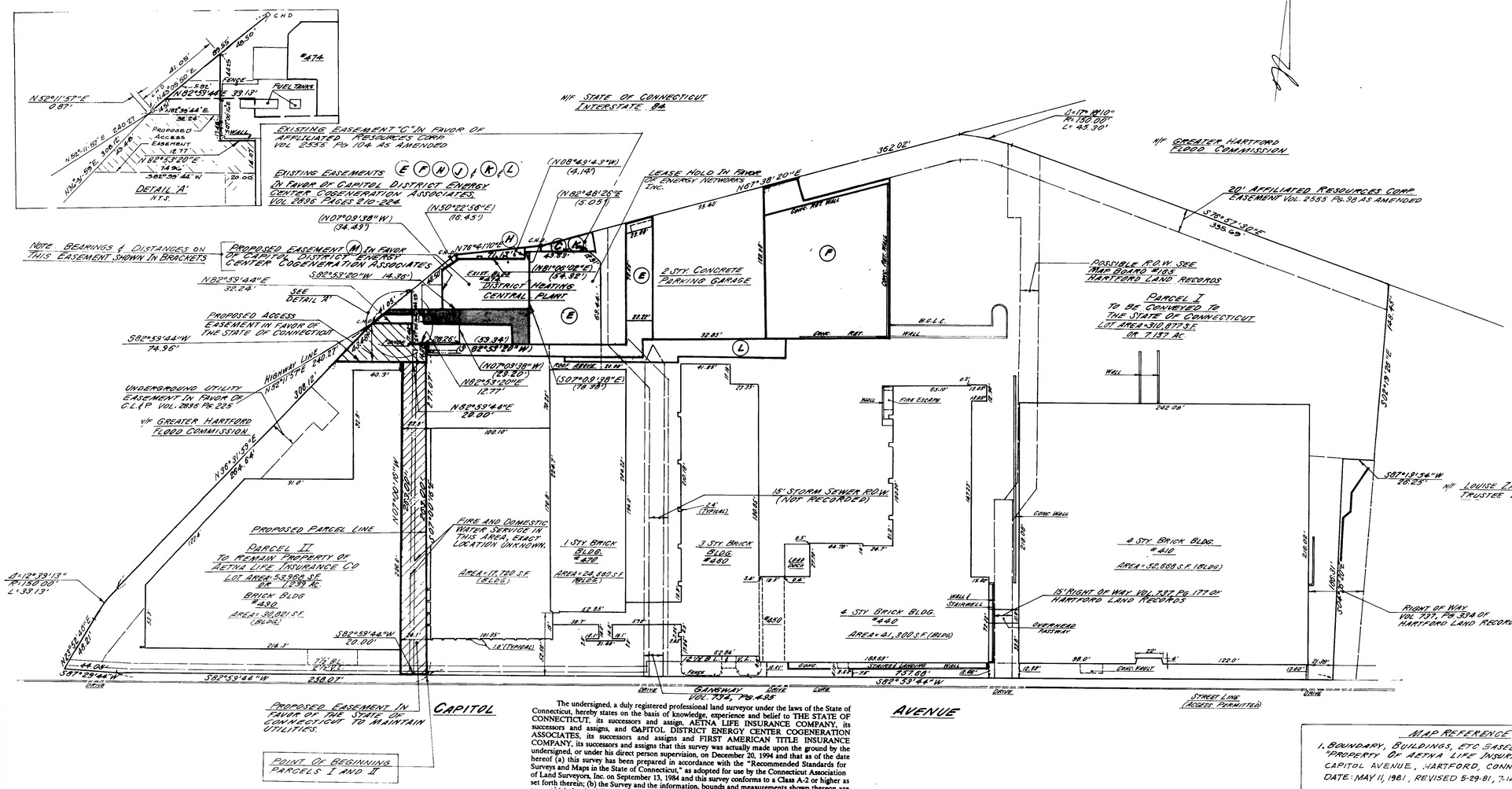

The undersigned, a duly registered professional land surveyor under the laws of the State of Connecticut, hereby states on the basis of knowledge, experience and belief to THE STATE OF CONNECTICUT, its successors and assign, AETNA LIFE INSURANCE COMPANY, its successors and assigns, and CAPITOL DISTRICT ENERGY CENTER COGENERATION ASSOCIATES, its successors and assigns and FIRST AMERICAN TITLE INSURANCE COMPANY, its successors and assigns that this survey was actually made upon the ground by the undersigned, or under his direct person supervision, on December 20, 1994 and that as of the date hereof (a) this survey has been prepared in accordance with the "Recommended Standards for Surveys and Maps in the State of Connecticut," as adopted for use by the Connecticut Association of Land Surveyors, Inc. on September 13, 1984 and this survey conforms to a Class A-2 or higher as set forth therein; (b) the Survey and the information, bounds and measurements shown thereon are correct; (c) the deed lines and lines of actual possession are the same (d) all buildings, structures and other improvements (including, but not limited, all street, driveways, sidewalks, parking areas and utility lines) are located as shown, and, except for streets, sidewalks and utility lines shown as being located otherwise, such buildings structures and improvements are erected entirely within the property lines and do not encroach over or upon any street, deed, set-back or building lines or any right of way or easement on or appurtenant to the property; (e) there are no encroachments, utility or other easements or rights-of-way affecting the property, other than those shown hereon; (f) all utility services required for the operation of the property either enter the property through adjoining public street or, if they pass through or are located on private land, do so in accordance with easements enuring to the owner of the property (g) there are no encroachments or projections on or over the property or on rights-of-way or easements appurtenant to the same by buildings, structures or improvements erected on adjacent lands; (h) the premises have direct access to Capitol Avenue, a dedicated public way; and (i) this property does not lie within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development Federal Insurance Administration - Special Flood Hazard Area Maps"; and (j) the buildings do not violate lot coverage restrictions.

CLOSE, JENSEN and MILLER, P.C.
Civil Engineers & Land Surveyors

By John H. Miller

The portion of Capitol Ave. shown on this map is an established public street of the City of Hartford.
Oliver
O. Bell, Survey Supervisor.

MAP REFERENCE
1. BOUNDARY, BUILDINGS, ETC BASED IN PART ON MAP ENTITLED "PROPERTY OF AETNA LIFE INSURANCE COMPANY CAPITOL AVENUE, HARTFORD, CONNECTICUT, SCALE 1" = 40' DATE: MAY 11, 1981, REVISED 5-29-81, 7-14-81 By Close, Jensen & Miller, P.C.

OLIVER CORPORATION
FIXED LINE PHOTOGRAPHY

No	Date	Description
		Revisions

No	Date	Description
		Revisions

STATE OF CONNECTICUT JOHN H. MILLER No. 6142 REGISTERED LAND SURVEYOR

C. J. M.

Close, Jensen & Miller
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway Wethersfield, Connecticut 06109

PROPERTY TO BE CONVEYED TO
"THE STATE OF CONNECTICUT"
410, 450, 480, 470 & 474 CAPITOL AVENUE
HARTFORD, CONNECTICUT

Designed	
Drawn	K.D.
Checked	D.E.S.
Scale	1" = 40'
Date	JAN 27, 1995
Sheet No.	1
Of	1
Job No.	
File No.	

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